

MINUTE ITEM

5/26/66

30. SALE OF VACANT STATE SCHOOL LAND, NAPA COUNTY; CLARENCE E. JOHNSON, APP. NO. 5558, SACRAMENTO LAND DISTRICT, S.W.O. 8227 (ORIGINAL APPLICANT, GRAHAM S. LAHEY, APP. NO. 5538, SACRAMENTO LAND DISTRICT, S.W.O. 8160).

After consideration of Calendar Item 6 attached, and upon motion duly made and unanimously carried, the following resolution was adopted:

THE COMMISSION:

1. FINDS THAT THE SW $\frac{1}{4}$ OF NW $\frac{1}{4}$ OF SECTION 16, T. 9 N., R. 6 W., M.D.M., CONTAINING 40 ACRES IN NAPA COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
2. AUTHORIZES THE SALE OF SAID PARCEL, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE HIGHEST QUALIFIED BIDDER, CLARENCE E. JOHNSON, AT THE CASH PRICE OF \$2,020.

Attachment

Calendar Item 6 (2 pages)

6.

SALE OF VACANT STATE SCHOOL LAND, NAPA COUNTY; CLARENCE E. JOHNSON, APP. NO. 5558, SACRAMENTO LAND DISTRICT, S.W.O. 8227 (ORIGINAL APPLICANT, GRAHAM S. LAHEY, APP. NO. 5538, SACRAMENTO LAND DISTRICT, S.W.O. 8160).

On July 19, 1965, an offer was received from Graham S. Lahey of Sacramento, California, to purchase the following parcels:

Parcel No. 1 - $E\frac{1}{2}$ of $NE\frac{1}{4}$, $NW\frac{1}{4}$ of $NE\frac{1}{4}$ and $NE\frac{1}{4}$ of $NW\frac{1}{4}$ of Section 16, T. 9 N., R. 6 W., M.D.M., containing 160 acres.

Parcel No. 2 - $SW\frac{1}{4}$ of $NW\frac{1}{4}$ of Section 16, T. 9 N., R. 6 W., M.D.M., containing 40 acres.

Parcel No. 3 - $SW\frac{1}{4}$ of Section 16, T. 9 N., R. 6 W., M.D.M., containing 160 acres.

Parcel No. 4 - $W\frac{1}{2}$ of $SE\frac{1}{4}$ and $NE\frac{1}{4}$ of $SE\frac{1}{4}$ of Section 16, T. 9 N., R. 6 W., M.D.M., containing 120 acres.

The parcels, located in Napa County, contain a total of 480 acres.

In accordance with regulations, the applicant amended his offer in writing, concurring with the appraised value for Parcel No. 2 only. Accordingly, Parcels Nos. 1, 3, and 4 were cancelled from his application.

THE PROPERTY

Location: Six miles northeast of Calistoga.

Access: Six miles of county road and jeep road lead to the parcel.

Water: Small amount of year-around water in seeps or small springs.

Terrain: Steep, rocky, and broken terrain.

Elevation: 2,700' at southwest corner, high, and 1,350', low, at east side.

Cover: Scrub oak, manzanita, and chemise.

Highest and Best Use: Recreation - hunting; limited grazing.

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation, and establishes the value at \$30 per acre (\$1,200 total) for the parcel. The land was advertised for sale with the stipulation that any new bids must be in excess of the appraised value. Pursuant to advertising, the following bids were received:

CALENDAR ITEM 6 (CONTD)

<u>Parcel</u>	<u>Application Bidder</u>	<u>Acres</u>	<u>Appraised Value</u>	<u>Bid</u>
SW $\frac{1}{4}$ of NW $\frac{1}{4}$	Graham S. Lahey App. 5538, S.W.O. 8160	40	\$1,200	\$1,300
	William G. Wells App. 5557, S.W.O. 8226	40	\$1,200	\$1,306
	Clarence E. Johnson App. 5558, S.W.O. 8227	40	\$1,200	\$2,020
	Nicholas Fisher App. 5556, S.W.O. 8225	40	\$1,200	\$1,404
	Clifford A. Kelly App. 5554, S.W.O. 8223	40	\$1,200	\$1,400
	Thomas J. Watson App. 5555, S.W.O. 8224	40	\$1,200	\$1,300

All bids were in proper form except for the amended sealed bid of \$1,300 submitted by Graham S. Lahey, one of the low bidders, which contained an unsigned check in the correct amount of \$500, intended as the minimum cash deposit to qualify such bid. This cash deposit is required by the Commission's regulations and was so specified in the published notice. Failure to sign the check had the effect of nullifying the required cash deposit, thereby causing the bid to be incomplete and unacceptable.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE SW $\frac{1}{4}$ OF NW $\frac{1}{4}$ OF SECTION 16, T. 9 N., R. 6 W., M.D.M., CONTAINING 40 ACRES IN NAPA COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
2. AUTHORIZE THE SALE OF SAID PARCEL, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE HIGHEST QUALIFIED BIDDER, CLARENCE E. JOHNSON, AT THE CASH PRICE OF \$2,020.